



When recorded return to:
Eben Twaddle, IV and Rhonda L. Twaddle
7622 Avalon Heights Way
Sedro Woolley, WA 98284

Skagit County Auditor
12/18/2015 Page 1 of 4 1:52PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025657

CHICAGO TITLE
620025657 STATUTORY WARRANTY DEED

THE GRANTOR(S) John Piazza Jr. Construction and Remodeling Inc
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Eben Twaddle, IV and Rhonda L. Twaddle, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, PLAT OF AVALON HEIGHTS, recorded August 22, 2007 under Auditor's File No.
200708220070, records of Skagit County, Washington

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126680 / 4939-000-003-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 17, 2015

John Piazza Jr. Construction and Remodeling Inc

BY:

John J. Piazza, Jr.

BY:

Kimberly Piazza

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20155104
DEC 18 2015

Amount Paid \$ 14,334.00
Skagit Co. Treasurer
By *ham* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John J. Piazza, Jr. and Kimberly Piazza are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as PRESIDENT and SECRETARY/TREASURER respectively, of John Piazza Jr. Construction and Remodeling Inc to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/18/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manlyville, wa
My appointment expires: 10/1/2019

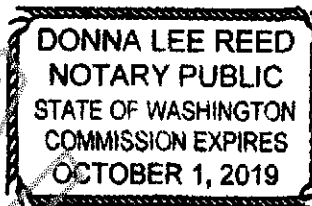


EXHIBIT "A"

Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 23, 1994
Recording No.: 9411230101
Matters shown: Possible encroachments of fences by undisclosed amounts
Affects: Lot 12 only
2. Quit Claim Deed boundary line adjustment and the terms and conditions thereof

Recording Date: June 13, 1994
Recording No.: 9406130087
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 13, 1994
Recording No.: 9406130088
4. Easement and the terms and conditions thereof

Recording Date: June 17, 2005
Recording No.: 200506170166
5. Lot of Record Certifications and the terms and conditions thereof

Recording Date: October 27, 2005
Recording No.: 200510270159 and 200510270160
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: June 21, 2006
Recording No.: 200606210130
7. Declaration of Covenant and the terms and conditions thereof

Recording Date: July 19, 2006
Recording No.: 200607190067
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 26, 2006
Recording No.: 200607260046
9. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: June 22, 2007
Recording No.: 200708220072
10. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 22, 2007
Recording No.: 200708220075

EXHIBIT "A"

Exceptions (continued)

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF AVALON HEIGHTS:
Recording No.: 200708220070
12. Notice to Future Property Owners and the terms and conditions thereof
Recording Date: July 3, 2008
Recording No.: 200807030093
13. Water Users Agreement and the terms and conditions thereof
Recording Date: July 3, 2008
Recording No.: 200807030094
14. Reciprocal Access and Utility Easement and the terms and conditions thereof:
Recording Date: September 18, 2014
Recording No.: 201409180008
15. Easement Agreement for Septic and Drainfield System and Termination of Prior Drainfield Easement including the terms, covenants and provisions thereof
Recording Date: March 27, 2015
Recording No.: 201503270077
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Avalon Heights Water System.
18. Assessments, if any, levied by Avalon Heights Homeowners Association.
19. Deed of Natural Resource Land Easement and the terms and conditions thereof
Recording Date: August 22, 2007
Recording No.: 200708220073